

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: TENTATIVE DESIGNATION OF REDEVELOPER DISPOSITION PARCEL L-23 IN THE WASHINGTON PARK  
URBAN RENEWAL AREA, PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Cascade Associates has submitted a satisfactory proposal for developing low-moderate income housing on Disposition Parcel L-23;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Cascade Associates be and hereby is tentatively designated as Redeveloper of Disposition Parcel L-23, subject to:
  - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
  - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
  - (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
    - (i) Proposed development schedule;
    - (ii) Design development drawings or other plans showing in detail the nature and design of the proposed construction;



(iii) Evidence satisfactory to the Authority showing a feasible plan for financing the development.

2. That disposal of said parcel by negotiaation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found that Cascade Associates possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the urban renewal plan for the project area.

4. That the Secretary is hereby authorized to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



PARCEL L-23

ADDRESS 43-47 St. James St.

AREA 22,470.S.F.

WIDTH 100

DEPTH 250'

SITE

ACCESS St. James St.

PARKING 8 spaces

D. U. S. 8

TYPE 3 & 4 bedroom

# ZONING

## H-1

USE

NOTES.  
PARCEL BOUNDARIES AND AREAS BASED ON  
CITY ASSESSOR'S MAPS ARE APPROXIMATE,  
PENDING FINAL SURVEYS.

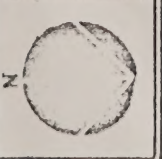
FOR DEFINITIONS, STANDARDS & CONTROLS  
SEE:

WASHINGTON PARK URBAN RENEWAL PLAN  
PROJECT NO. MASS. R-24  
BOSTON REDEVELOPMENT AUTHORITY  
FEBRUARY 25, 1965.

# DISPOSITION PARCELS

DATE:

WASHINGTON PARK  
URBAN RENEWAL AREA  
MASSACHUSETTS R-24  
BOSTON REDEVELOPMENT AUTHORITY





DISPOSITION PARCEL FACT SHEET

NAME OF DEVELOPMENT: Cascade Associates

DISPOSITION PARCEL NUMBER: L-23, Washington Park Urban Renewal Area.

SIZE: 22,469 square feet, approximately 2½ acres.

LOCATION: North side of St. James Street adjacent to St. James Park on former site J -1, overlooking Dudley Square.

DEVELOPMENT TEAM:

SPONSER: Cascade Associates

CONSULTANT: Paul R. Delworth

ARCHITECT: David Carlson A.I.A.

CONTRACTOR: Simeon Niles Associates, Inc.

NATURE OF DEVELOPMENT: Low moderate income housing, three and four bedroom units containing 8 units of townhouses.

NUMBER OF UNITS: 8

TOTAL DEVELOPMENT COST: \$250,000.

ESTIMATED CLOSING DATE: 1972

COMMENTS: Site is already acquired and cleared. Site formerly intended for rehabilitation of apartments but cleared due to infeasibility. Development of 8 townhouses will restore residential use of L-23 in nature similar to original residences, and in character of surrounding neighborhood.

September 9, 1971

M E M O R A N D U M

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: TENTATIVE DESIGNATION OF REDEVELOPER  
DISPOSITION PARCEL L-23  
WASHINGTON PARK PROJECT, MASS. R-24

Summary: This memorandum requests that the Authority tentatively designate Cascade Associates, as Redeveloper of Disposition Parcel L-23 in the Washington Park Urban Renewal Area.

Disposition Parcel L-23 consists of approximately 22,400 square feet located on St. James Street next to the St. James Park and overlooking Dudley Square. The Authority has already acquired the entire site, which now stands cleared and ready for development.

This site, L-23, was the former location of St. James Terrace, private way, and three large wooden apartment buildings, which were scheduled for rehabilitation, but which were demolished when rehabilitation proved infeasible.

The Authority staff has negotiated with Cascade Associates to present a proposal for the construction of row townhouses on L-23. The present submission shows eight townhouse units consisting of 4-four bedroom and 4-three bedroom units.

Cascade Associates is a joint venture proposal of James-Earl-James Inc. and Simeon Niles Associates, Inc., formed to develop Parcel L-23. Mr. David Carlson A.I.A. of Springfield, Mass. has been selected as architect for the development and has worked with the Authority's Urban Design staff in submitting preliminary plans. Mr. Paul R. Delworth of Springfield has been retained as housing consultant. Simeon Niles Associates Inc. will be the general contractor.

Cascade Associates intends to pursue the financing of their development through the Massachusetts Housing Finance Agency.



The site plan for L-23 features both individual court yards and shared open landscaped areas, as well as parking for each of the eight units. The staff is generally in favor of the site plan and proposed density. Development of L-23 with these town-houses is expected to restore or improve the residential use of this site formerly lost when rehabilitation failed on the site.

The site is owned by the Authority and has been cleared for some time. It is immediately available for development.

I, therefore, recommend that the Authority <sup>tentatively</sup> designate Cascade Associates as Redeveloper of Parcel L-23 in the Washington Park Urban Renewal Area.

An appropriate Resolution is attached.

Attachment.